



Lindum Lodge, 38 Meadow Road, Finchfield, Wolverhampton, WV3 8EZ

BERRIMAN
EATON

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An attractive, dual gabled bungalow providing excellent accommodation in a large plot of approximately 0.2 acres in total in a favoured residential location.

LOCATION

Meadow Road is one of the most sought after roads within Finchfield which has always been held as one of the most exclusive suburbs within the Wolverhampton conurbation. A wide range of local shopping facilities are available within Finchfield itself, the area is well served by schooling in both sectors and there is easy access to the City Centre.

DESCRIPTION

Lindum Lodge is a superb single storey residence providing excellent accommodation of superb proportions throughout. The property was last purchased in 1990 and was refurbished at that time but would now benefit from a scheme of improvement throughout affording buyers the opportunity to make the property their own.

The bungalow has been well maintained over the years and benefits from double glazing and gas fired central heating and was originally a three bedroom property in design which has now been altered to provide two bedrooms with a notable and large principal bedroom suite.

The bungalow stands within a superb plot with a dual entrance carriage drive and garage and a large and fully matured garden to the rear with a total plot size of approximately 0.2 acres in total.

ACCOMMODATION

A double glazed front door opens into a PORCH with a glazed door opening into the HALL with access to the roof space and a built in storage cupboard. The SITTING ROOM has a light, corner aspect with a walk in double glazed window to the front together with two original leaded and coloured windows either side of the Minster stone fireplace with a living flame coal effect gas fire, wiring for wall lights and ceiling coving. The DINING ROOM has a double glazed window to the side, a fireplace with marble hearth and slips and formal surround, built in library display shelving, ceiling cornice and glazed, double doors opening into the KITCHEN with a range of oak faced wall and base mounted cabinetry, a stainless steel sink and drainer, a four ring gas hob with filtration unit above, an integrated dishwasher, an integrated double oven, a built in fridge, part tiled walls and a double glazed window overlooking the rear garden. A glazed door opens into the LAUNDRY with base mounted cupboards and stainless steel sink, tiled floor, roof light, double glazed window and door to the garden and a CLOAKROOM with white WC and wall mounted Vaillant gas fired central heating boiler.

The PRINCIPAL BEDROOM SUITE has a large bedroom which is notable in size with a decorative tiled fireplace with pine surround, built in double wardrobes with a central dressing table, a light corner aspect with double glazed windows to the side and rear, ceiling coving and an EN-SUITE SHOWER ROOM which is fitted in a wet room style with a modern suite with a vanity unit with wash basin with cupboards beneath, WC and walk in shower, tiled walls, a double glazed side window and chrome towel rail radiator. BEDROOM TWO is a double room in size with a double glazed window to the front and the BATHROOM has a fitted suite with a panelled bath, separate fully tiled shower, WC and pedestal basin, wiring for a wall light over the sink and a linen cupboard with slatted shelving.

OUTSIDE

The property stands behind a wide frontage with a dual entrance CARRIAGE DRIVEWAY with a gravelled, semi circular front border, planted border to one side and a DRIVEWAY to one side providing further off street parking which leads to a GARAGE with elevating door, concrete floor, electric light and power and a window to the rear.

There is gated access on either side of the property to the delightful REAR GARDEN with a full width paved patio to the rear of the property with steps leading to the large lawn beyond with planted borders and trees which is a superb backdrop to the residence. There is external lighting and an external cold water supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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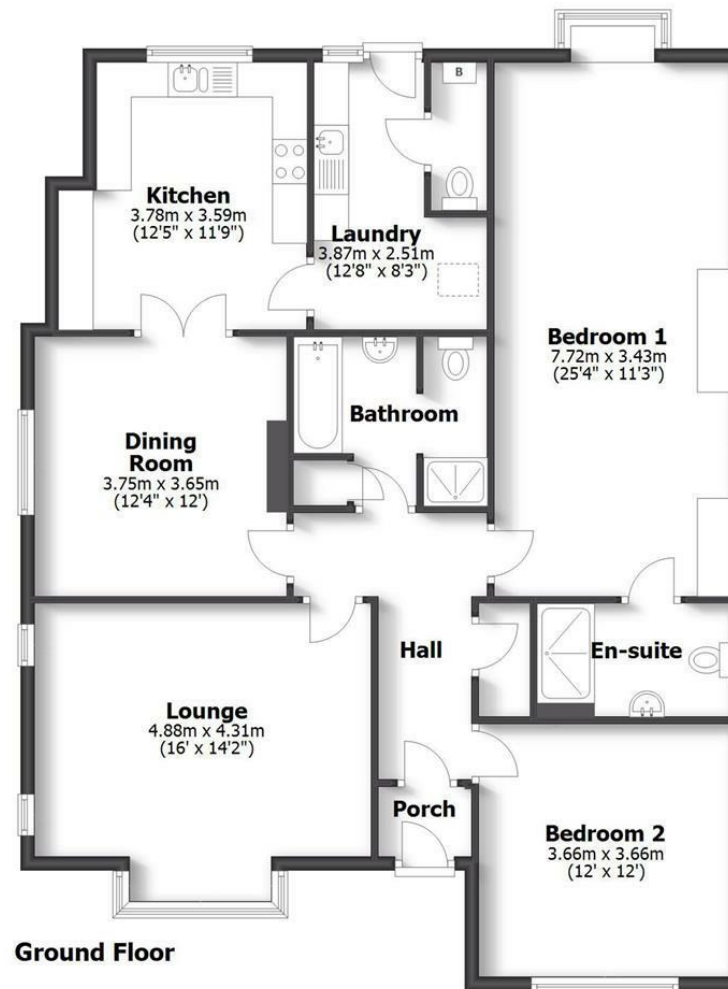
Offers Around
£394,950

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



38 MEADOW ROAD FINCHFIELD



BUNGALOW: 121.2sq.m. 1305sq.ft.
GARAGE: 14sq.m. 150sq.ft.
TOTAL: 135.2sq.m. 1455sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

